

**Certificate of Review
for 415 Center Street**

Application for Building Permit. HPC2003-012303
January 21, 2003

This application for building permit was submitted by the Owners Michael and Cynthia Elliott for substantial additions to their house at 415 Center Street. This constitutes a second revision to the design. Proposed is a garage with loft, one bedroom, a family room over a basement workroom and a deck to the rear of the house. There is no new second story construction other than the loft.

In reviewing applications, the HPC examines a series of issues:

1. Adequacy of documents submitted. Submitted were an undated plat showing the present house, a site plan indicating existing and new construction, floor plans of basement and first floor, and four elevations, one of each face of the expanded house. A separate set of drawings were also provided showing the plans and elevations of the current house. The existing and new portions of the house were clearly designated on the elevation drawings and photographs were submitted of the existing house. Exterior materials include asphalt shingle roof and horizontal bevel siding. The material submitted was complete and very helpful in reviewing the design.
2. Whether the house is historic. This house is not considered a contributing structure.
3. Whether the adjacent houses are historic. The adjacent houses are not considered contributing structures.
4. Visibility from public ways. The new construction will be seen from Center Street. It does not front a walking path.
5. Compatibility with the current structure. The present house can be considered a colonial revival saltbox structure built after WWII. The proposed additions are in keeping with the present character of the house, using gable roofs of the same roof pitch and siding and windows to match the existing. The scale is kept relatively small to defer to the original house. The exception is the size/height of the garage that has a ridge slightly higher than the original. In general it is encouraged to keep the mass of any added portion smaller to keep from dominating the original. In this case the garage has become a slightly larger element in the overall group of masses. This could be mitigated by lowering the slab (less fill) and thus the entire structure or better by changing the roof slope over the rear workshop/storage portion to appear as a lower sloped shed addition to the larger roof. This would help animate the side and rear faces of garage as well.
6. Compatibility with the Grove. As with the previous design, these additions to the house are predominantly one story or a story and a half and composed of multiple roof forms that break up the mass and scale of the larger assembly. The effect remains one of multiple small additions to the original house, which is one of the primary things that characterize the houses in the Grove. The placement of windows and architectural detailing, though not as elaborate as the previous design, remains balanced among all elevations or sides of the house, which is also sensitive to the character of Grove houses, along with retention of the front important porch.

In summary, the owners have again taken care to make sure the additions to their house will be compatible and enhance the character of the Grove, and appear to have taken the previous comments into consideration in their redesign.

Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute to historic preservation in Washington Grove.

Further information regarding the scope, powers, duties, and structure of the Historic Preservation Commission may be found in Article 25 of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article 25 describes the powers and duties of the Historic Preservation Commission in the building permit process. This section reads as follows:

The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission may recommend to an applicant alternative historical designs, materials and sources for the same which may be more historically compatible, The Commission shall forward its recommendations regarding the same, if any, in an advisory capacity, to the Planning Commission for consideration by the Planning Commission within thirty (30) days from the Commission's receipt of the application from the Planning Commission.

Bob Booher, HPC

Date

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